

Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

### ALTA/NSPS Land Title Survey

TO: WP REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY; AMERICAN NATIONAL TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1, 2023.

BY JOE WILLIAM WILLIS, JR.  
(ALL LAND SURVEYING LLC.)  
REGISTERED LAND SURVEYOR  
STATE OF WASHINGTON LICENSE NO. 50711

DATE OF PLAT OR MAP: AUGUST 3, 2023  
DATE OF LAST REVISION: AUGUST 4, 2023

SURVEY PREPARED BY:  
ALL LAND SURVEYING LLC  
1901 Vernon Rd Unit C, (Po Box 440)  
Luka Stevens, WA 98258  
SURVEY UPDATES: surveys@amnational.net

DRAWN BY: JAW  
JOB REF#23-105

NETWORK #  
20231504-1

### Legal Description

The Land referred to herein below is situated in the County of Thurston, State of Washington, and is described as follows:

PARCEL A:

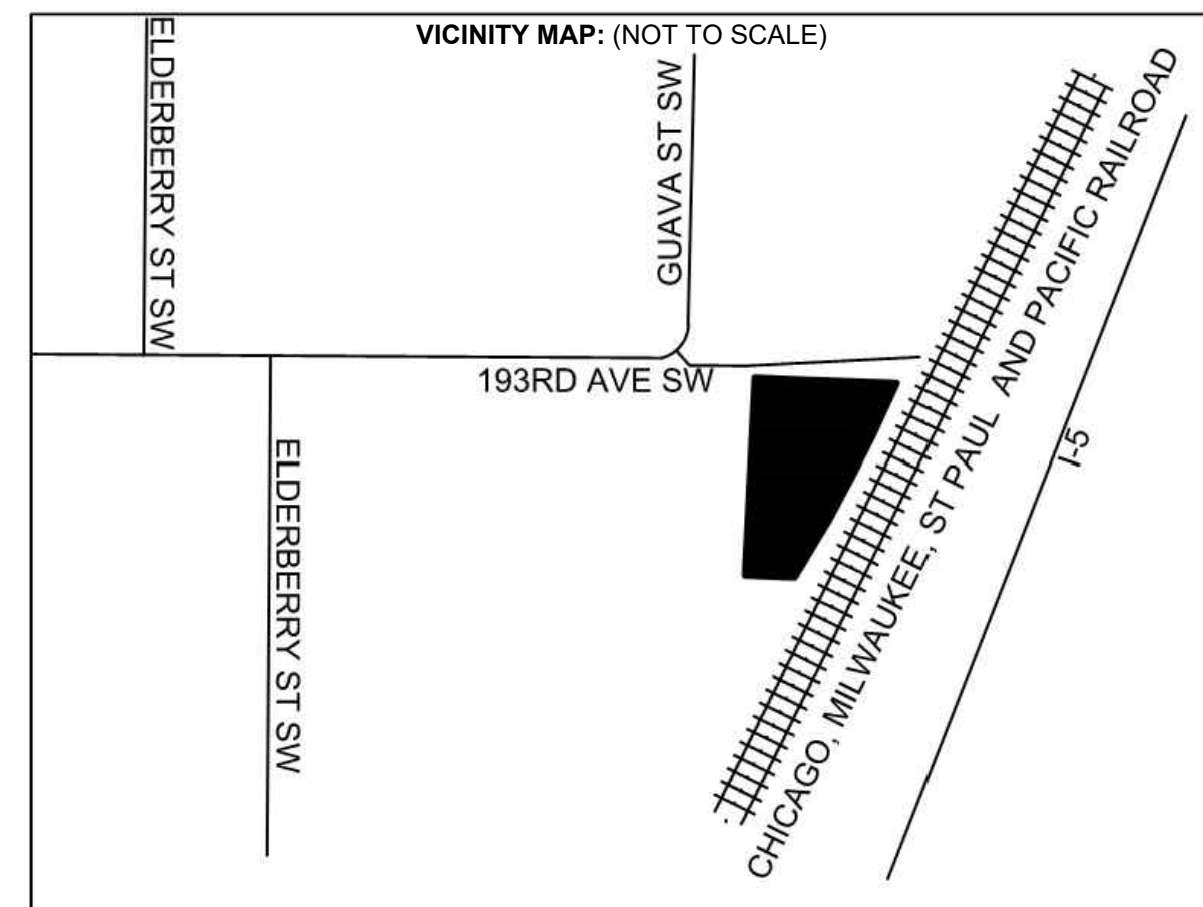
THAT PART OF TRACT 2 LYING WESTERLY OF 100 FOOT WIDE RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD CO, AND THE EAST 152 FEET OF TRACT 3 OF JACKSON FRUIT TRACTS, RECORDED IN VOLUME 8 OF PLATS, PAGE 54, RECORDS OF THURSTON COUNTY, WASHINGTON.

PARCEL B:

A NON EXCLUSIVE EASEMENT FOR UNLIMITED INGRESS, EGRESS AND UTILITIES AS GRANTED IN INSTRUMENT RECORDED OCTOBER 16, 1980 UNDER RECORDING NO. 1125444.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1079600-NAS WITH ISSUE DATE OF JULY 16, 2021

### Site Information



### Legend of Symbols & Abbreviations

- FOUND BRASS DISK WITH PUNCH AT SURFACE (RBR) REBAR TO REBAR MEAS. DIST.
- FOUND SECTION CORNER / 1/4 CORNER
- SET 1/2" REBAR/CAP, #50711
- FOUND 1/2" REBAR/CAP OR AS NOTED
- FOUND MAG NAIL
- MEASURED DIMENSION
- CALCULATED DIMENSION
- CALCULATED DIMENSION PER REFERENCE
- ASBUILT DIMENSION
- POWER METER PM
- TELEPHONE RISER
- UTILITY POLE UP
- GUY ANCHOR CA
- JUNCTION BOX (POWER) EJB
- SANITARY SEWER MANHOLE (SSMH)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER METER WM
- WATER BLOW OF VALVE
- VERTICAL BENCHMARK
- CONIFEROUS TREE
- GRAVEL
- ASPHALT
- CHAINLINK FENCE (CLF)
- BARBED WIRE FENCE (BRB)
- WATER LINE
- UNDERGROUND TEL./ CABLE
- OVERHEAD PWR. LINE
- UNDERGROUND PWR. LINE
- SEWER MAIN LINE
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- ADJOINER LINE
- BUILDING SETBACKLINE (BSBL)
- SECTION LINE
- (P) PLATTED DISTANCE
- N/F NOW OR FORMALLY
- (H) HELD DIMENSION

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 53067C0455F, which bears an effective date of 06/19/2020 and is not in a Special Flood Hazard Area.

### Utility Notes

UTILITIES SHOWN HEREON REPRESENT A SURVEY OF ABOVE GROUND OBSERVABLE FEATURES ALONG WITH CONDUCTIVE UTILITY LOCATES PERFORMED BY MT VIEW LOCATING SERVICES, LLC. CONDUCTED ON JULY 31, 2023. SUPPLEMENTAL RESEARCH IN TO UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

### Notes Corresponding to Schedule B

NOTES PROVIDED BELOW REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE ORDER NCS-1079600-NAS, BEARING A COMMITMENT DATE OF JULY 16, 2021. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED. THE FOLLOWING NOTES PERTAIN TO "SCHEDULE B - SPECIAL EXCEPTIONS", AS DISCLOSED WITHIN SAID REPORT.

- The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded October 16, 1980 as Recording No. 1125444 of Official Records. (Affects, plotted as shown)
- Wellsite Covenants and Restrictions contained in Instrument: Date: March 19, 1991 Recorded: March 19, 1991 Recording: 9103190155 Purpose: Preventing contamination of Water Supply. (Affects, blanket in nature)

### Encroachment Statement

- FENCE APPEARS TO EXTEND PAST SUBJECT PROPERTY BY AS MUCH AS 0.9'
- FENCE APPEARS TO EXTEND PAST SUBJECT PROPERTY BY AS MUCH AS 1.4'
- FENCE APPEARS TO EXTEND PAST SUBJECT PROPERTY BY AS MUCH AS 2.7'

### Zoning Information

STATUS	(AC) ARTERIAL COMMERCIAL DISTRICT	STATUS
PERMITTED USE	N/A	VACANT
MIN. LOT AREA	12,500 SQFT	224,855 SQFT ±
MIN. FRONTAGE	100'	152'
MAX. BLDG COVERAGE	N/A	N/A
MIN. SETBACKS FRONT	25'	N/A
MIN. SETBACKS SIDE	10'	N/A
MIN. SETBACKS REAR	10'	N/A
MAX BUILDING HEIGHT	40'	8.36'
PARKING REGULAR	N/A	N/A
PARKING HANDICAP	N/A	N/A
PARKING TOTAL	N/A	N/A

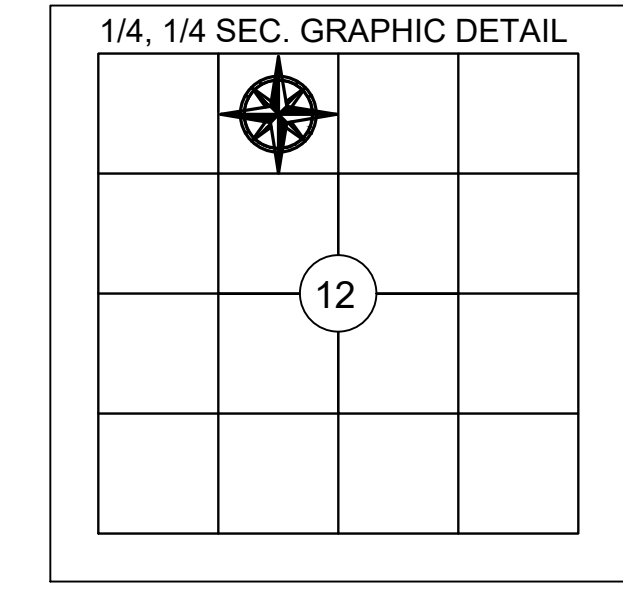
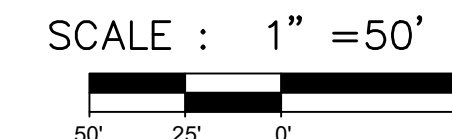
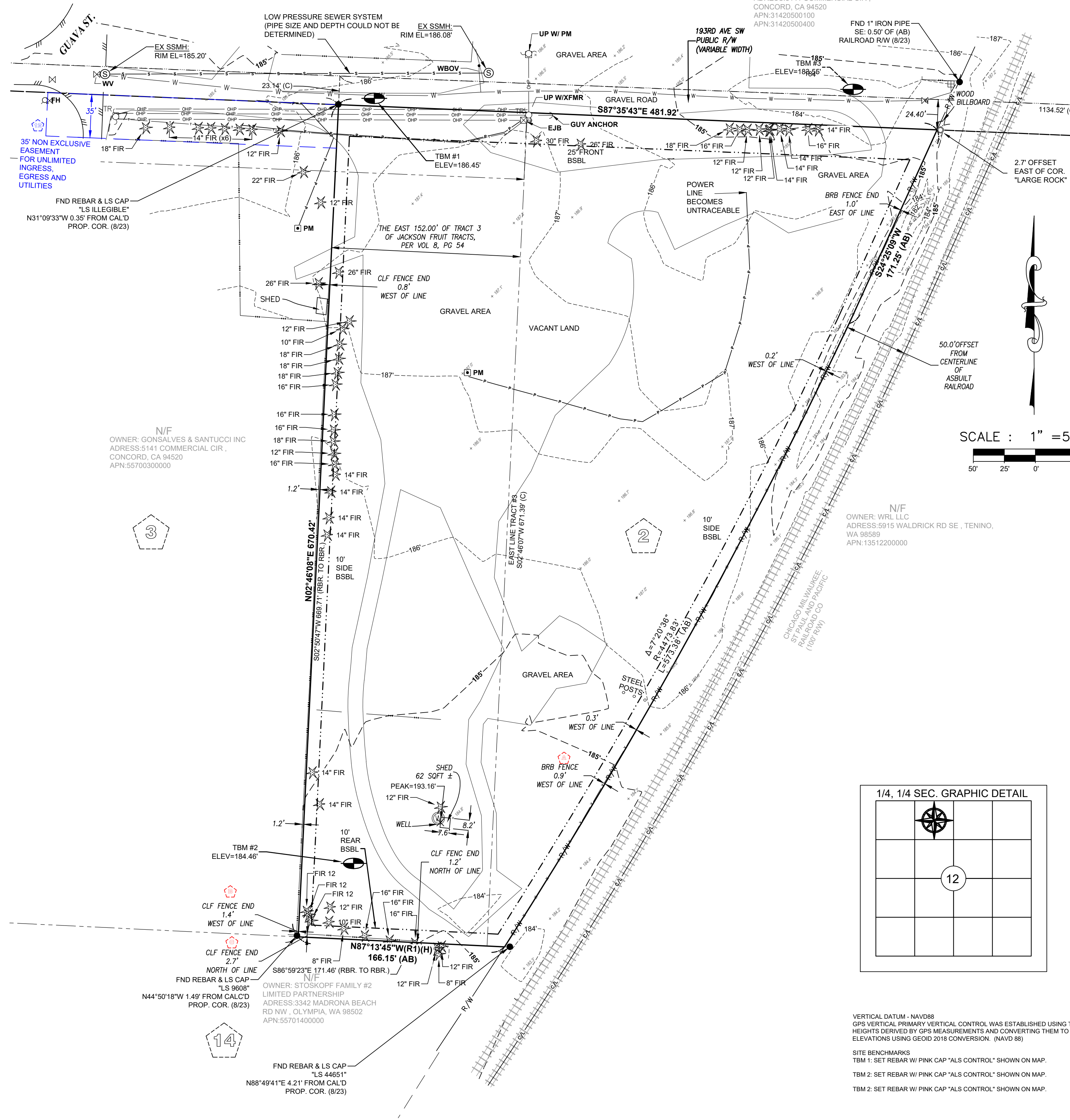
Notes:  
Because there may be a need for interpretation of the applicable zoning code, the user for zoning laws and applicable codes.

- REFERENCES
- (P) PLAT OF JACKSONS FRUIT TRACTS, VOL. 8, PG. 54, BOOK OF PLATS.
  - (R1) RECORD OF SURVEY RECORDED UNDER, AF# 3045170
  - (R2) RECORD OF SURVEY RECORDED UNDER, AF# 8905260024

ALL RECORDS OF THURSTON COUNTY, WA.

### ALTA SURVEY NOTES

- THIS SURVEY WAS PERFORMED IN AUGUST, 2023 IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021. METHODS UTILIZED TO MAPPING AND PROPERTY BOUNDARY DATA INCLUDED A COMBINATION OF AERIAL, GPS AND CONVENTIONAL PROCEDURES.
- BASIS OF BEARING - WASHINGTON COORDINATE SYSTEM, WASHINGTON STATE PLANE SOUTH ZONE, NAD-83/11, S87°44'40"W ALONG THE NORTH LINE OF SECTION 12 BETWEEN MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON TITLE COMMITMENT FILE NO. NCS-1079600-NAS.
- UTILITIES SHOWN HEREON REPRESENT A SURVEY OF ABOVE GROUND OBSERVABLE FEATURES ALONG WITH UNDERGROUND CONDUCTIBLE UTILITY LOCATES. SUPPLEMENTAL RESEARCH IN TO UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- BY GRAPHIC PLOTTING ONLY, THIS ALTA SITE SITUATES IN FLOOD ZONE 'X' AS REFERENCED ON THE FLOOD INSURANCE INDEX MAP 53067C0455F WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- THIS SITE CONTAINS 224,855 FEET OR 5.162 ACRES, MORE OR LESS AS FOLLOWS:  
APN: 55700200000 - 224,855 S.F.
- THIS SITE CONTAINS 0 TOTAL PARKING STALLS
- BASED UPON AUGUST 1, 2023 EXAMINATION OF FIELD CONDITIONS, IT IS THE OPINION OF THE SURVEYOR THAT THERE IS NO RECENT, OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS EXISTING WITHIN THE SURVEYED AREA.
- NO EVIDENCE OF CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WAS OBSERVED ON THE SUBJECT PARCEL(S) DURING THE COURSE OF THIS SURVEY.
- WETLAND AND/OR STREAM DELINEATIONS WERE NOT PROVIDED OR FOUND WITHIN THE SURVEYED AREA AND ACCORDINGLY, NONE ARE SHOWN HEREON.
- ZONING REPORTS IDENTIFYING CLASSIFICATIONS AND/OR REGULATIONS WERE PROVIDED DURING THE COURSE OF THIS SURVEY AND ACCORDINGLY, ZONING INFORMATION PROVIDED HEREON IS SOLELY DERIVED FROM AMERICAN NATIONAL ZONING COMPLIANCE REPORT DATED 08/01/23 PROJECT NUMBER 20231504. NO ADDITIONAL SEARCH INTO ZONING REQUIREMENTS WAS REQUESTED OR PERFORMED AS PART OF THIS ALTA SURVEY.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THE COURSE OF THIS ALTA SURVEY NOR ARE THERE ANY PENDING CONSTRUCTION PROJECTS PLANNED BASED ON A REVIEW OF THE THURSTON COUNTY PLANNING RECORDS.
- THE PROPERTY ABUTS UPON, HAS DIRECT ACCESS TO AND IS PROVIDED INGRESS AND EGRESS TO AND FROM 193RD AVE, WHICH IS A DEDICATED PUBLIC RIGHT OF WAY. THE NEAREST INTERSECTION IS THE INTERSECTION OF 193RD AVE AND GUAVA ST BEING APPROXIMATELY 294' WEST FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY
- CONTOURS SHOWN HEREON ARE AT A 1-FOOT INTERVAL, AND SO THEIR RELATIVE ACCURACY IS ±0.50 FOOT.
- INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT.
- IN REGARDS TO ALTA TABLE ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD WORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- THE RECORD DESCRIPTION OF THE PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.



VERTICAL DATUM - NAVD88  
GPS VERTICAL PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION. (NAVD 88)

SITE BENCHMARKS  
TBM 1: SET REBAR W/ PINK CAP "ALS CONTROL" SHOWN ON MAP. ELEV. = 186.45'  
TBM 2: SET REBAR W/ PINK CAP "ALS CONTROL" SHOWN ON MAP. ELEV. = 184.55'  
TBM 2: SET REBAR W/ PINK CAP "ALS CONTROL" SHOWN ON MAP. ELEV. = 183.55'